

AGENDA

HOLLISTER PLANNING COMMISSION
ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY JULY 23, 2009 TIME: 6:00 P.M. CITY HALL 375 FIETH ST

CALL TO ORDER

ELECTION OF OFFICERS

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

APPROVAL OF MINUTES: June 24, 2009

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

CONSENT CALENDAR: None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

PUBLIC HEARINGS:

1. **Amendment of Conditional Use Permit** – Filed by Rovella's Athletic Club requesting approval to amend a conditional use permit to expand the use of an exercise area within a commercial recreational building by converting a 3,058 square foot mezzanine that was previously used for storage into an exercise area in a M-1 (Industrial Zoning District with Flood Hazard Overlay) Zoning District. Said property is located at 854 Industrial Drive; being more specifically described as Assessor's Parcel No. 56-27-31 — CEQA: Categorically Exempt

2. **Site and Architectural Review No. 2009-5** – Filed by California Sign Group/San Benito Health Foundation requesting approval for a free standing monument sign in a WG (West Gateway) Zoning District. Said property is located at 351 Felice Drive; being more specifically described as Assessor's Parcel No. 52-132-21 — CEQA: Categorically Exempt

NEW BUSINESS:

1. **Draft Housing Element Revision 2009-2014 Status Report Green**

OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS:

1. **Green Building Programs & Green House Gas Emissions Reduction**
2. **Vista Park Hill Master Plan**

CITY ATTORNEY REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, August 27, 2009 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.